

**Town of Gorham
Planning Board Meeting
November 2, 2020**

Item 3 - Pre – Application Discussion – Gorham Solar, LLC– Solar Array /135 Brackett Road – a request for approval of a 5.0 MW solar energy generating array with associated equipment, and gravel access drive at 135 Brackett Road. Zone SR, Map 8, Lot 40. The applicant is self represented.

The property is approximately 97.37 acres and currently contains a house, gravel access drive, fields, canopy trees and understory, wetlands, and vernal pools.

Below are topics the Planning Board may want to discuss with the applicant. The discussion topics are written as a guide for the Planning Board; it should be noted that the discussion topics are noncommittal and all decisions on relevant discussion topics are those of the Planning Board.

ITEMS OF NOTE

Comprehensive Plan

1. The Comprehensive Plan vision states that Gorham strives to be a sustainable community. Gorham supports the sustainability of the environment and natural resources and should be open to considering new technologies or new ideas that enhance the community's sustainability and improve the living environment.
2. Future Land Use Statement summary - The South Gorham Crossroads area is intended to require a high-intensity pattern of development. Allowed uses should be residential, limited to multi-family in mixed use buildings as well as business and professional offices, retail and service uses, fully enclosed light industrial, and community and public uses.

Zoning

1. The entire lot is zoned Suburban Residential (SR).
2. Suburban Residential zoning allows for public and private utility facilities, including substations, pumping stations, and treatment facilities, but excluding business offices.

Site Plan

1. The pre-application is complete for Planning Board review.
2. Vehicle access to the site should have adequate capacity to serve both the users and the emergency services vehicles.
3. An erosion and sedimentation control plan should be submitted that meets current "Maine Erosion and Sediment Control Best Management Practices (BMPs)" dated October 2016 located here https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_engineers.pdf

Gorham Solar 1, LLC – Solar Facility – 135 Brackett Road
Site Plan Pre-Application

4. Place map and lot number in 1/4" high letters at lower right border of all plan sheets.
5. Space shall be provided on the site plan for seven signatures of the Planning Board and the date, together with the following words, "Approved: Town of Gorham Planning Board."

General Standards of Performance – No comments

Streets and Ways – No comments

Historic Preservation

The applicant should check with the Historic Preservation Commission to determine if the site is an historic property, site, or landmark.

Planning Division:

1. An itemized schedule of values for the site work on the site should be submitted.
2. Maine Department of Environmental Protection approval should be sought.
3. NRPA permit for vernal pool disturbance may be required.
4. Contact the Gorham Conservation Commission about trail access across the site